



**Price/premium** £420,000

**Size** 1,050 Square feet

**Ref** #2960

## Address

**Address:** Beacon House, South Road

**Postcode:** KT13 9DZ

**Town:** Weybridge

**Area:** Surrey

## Location

Located in a quiet mews off Queens Road with easy access to its excellent range of shops, cafes and restaurants. Weybridge Station, the A3 and M25 are also easily accessible.

## Description

Freehold Guide Price- £420,000.

A mid terrace property arranged over over ground and first floors.

The ground floor has a small reception area, office/ meeting room, WC facilities, kitchenette and store room. The office/meeting room and store room are separated by a stud wall, so these areas could be combined to form an open plan office. The first floor is a large open plan office with air conditioning.

The new E use class should now provide for alternative uses of the property, such as the former D1 use for dental/medical/consulting rooms (please rely on your own enquiries of the planning department).

To the front of the property is hardstanding for one car.

The building is located in a quiet mews development just off the popular Queens Road, where on street parking is available, as well as a public car park on York Road.

Total floor area of approximately 1050 sq ft.

The property has an EPC energy rating of band E.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£420,000
<b>Legal fees:</b>	Each party to bear their own

## Features

✓ Favoured location    ✓ 'E' Use class    ✓ Freehold    ✓ On-site parking

## Property Map



## Important notice

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